

\$950,000 - 49121 Rge Rd 173, Rural Beaver County

MLS® #E4423205

\$950,000

4 Bedroom, 3.00 Bathroom, 1,496 sqft

Rural on 79.48 Acres

None, Rural Beaver County, AB

Move-in-ready home w/modern amenities, outstanding shop, PLUS except. farmland in a peaceful 80 acre setting-65 acres rented on crop-share. Property feat. spac., heated 42'x96' metal shop (built in 2023). Fully insulated w/concrete floor, flr. drain., 2 lg 14'x14' overhead drs, 100-amp power (220 & 110) - perfect for yr. round use. Insulation R42 in walls & R52 in ceiling, 2'x8' walls. Underground power. Adjacent to shop is 12'x24' insulated, heated shed currently used as a meat shop with 50-amp power supply. Beautifully renov. 1,498 sq. ft. bungalow, featuring 3 spacious bdrms on main floor, ensuite bthrm & 3-pc bthrm. Mostly finished bsmt provides add'l space, feat. living room/games area, 1 bdrm, 3-pc bthrm, laundry room. Upgrades incl. laminate flooring, HWT, metal roof (5 yrs.). Enjoy year-round comfort w/ reliable bored well w/2 pumps & water filtration system. 7km to beautiful Coal Creek Golf Resort. Close to schools, amenities, & shopping - Ryley (8 min.), Camrose(25 min.),Tofield(15 min.)

Built in 1987

Essential Information

MLS® # E4423205

Price \$950,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,496
Acres	79.48
Year Built	1987
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	49121 Rge Rd 173
Area	Rural Beaver County
Subdivision	None
City	Rural Beaver County
County	ALBERTA
Province	AB
Postal Code	T0B 4A0

Amenities

Features	Deck, Gazebo
----------	--------------

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, Schools, Shopping Nearby, Treed Lot, Vegetable Garden
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 25th, 2025
-------------	---------------------

Days on Market 69

Zoning Zone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 5th, 2025 at 6:32pm MDT